

**Village of Kinderhook**  
**Historic Preservation Commission**  
**Regular Meeting on May 15, 2014**

**Present:** R. Piwonka, Chairperson; R. Blackburn, K. Neilson, R. Dawkins, and Glenn Smith, Code Enforcement Officer

**Absent:** T. Husband, R. Puckett, Trustee Liaison

**Also Present:** S. Fels-Barton, B. Fels, P. Calcagno, M. Linzi

R. Piwonka brought the meeting to order at: 7:04 pm

**Minutes:** R. Blackburn made the motion to approve the regular meeting minutes of April 10, 2014, seconded by K. Neilson, all in favor.

R. Blackburn made the motion to approve the special meeting minutes of May 9, 2014, seconded by R. Dawkins, all in favor.

**Funds Available:** \$1,158.83

**Correspondence:** Received 3 letters from Tom Nicholson, property owner of 22 Broad Street, requesting removal of a tent on the grounds of 24 Broad Street. Since one of the letters was addressed to the HPC, K. Neilson suggested a letter be sent to Mr. Nicholson stating the tent is not viewable from the public way.

**WORKSHOP**

No workshop items

OLD BUSINESS

**6 Broad Street/PCJ Development (Paul Calcagno)/Renovation/43.20-1-28**

**Review**

Mr. Calcagno thanked the HPC board for arranging the site visit on May 9, 2014.

Mr. Calcagno did not have the new renderings, with measurements for the doors, windows, and decking for the meeting.

Mr. Calcagno said he received R. Piwonka's letter sent to him after the May 9<sup>th</sup> site visit and requested to use the meeting time to address some of the concerns in the letter.

- Mr. Calcagno indicated that no additional blue prints were made at this time – Architect is aware of the elongated look needed and HPC's objectives.
- Stairs/Deck – Mr. Calcagno, after speaking with his Architect and G. Smith, does not want to taper stairs since the deck area will become smaller. He checked other Village buildings and did not see any stairs that tapered in. He also wants to place boxes in front of the deck, similar to the Dutch Inn, and widening the bottom step would result in a smaller box in front. Mr. Calcagno prefers the stairs/deck to remain unchanged.
- Windows – Mr. Calcagno described the changes he has made from the initial drawing submitted, some windows were made larger, some narrower and taller, and top window was cut in today. He stated that all glass is tempered. G. Smith indicated that tempered glass could go all the way down to the floor, per code. R. Dawkins noted that the window on the Village Hall is the same window that should be on Mr. Calcagno's building. Mr. Calcagno said his window has a wood piece down the center with a wood header on top. R. Dawkins requested a drawing of that window. Dimensions of the windows will be listed on the new drawings according to Mr. Calcagno. He stated he would not order windows until agreed upon by the HPC.
- Building Front – Mr. Calcagno stated a 45-degree angle, (more or less), from the window to the door that was not in the original drawing was added by the recommendation of Mr. Blackburn. The panels, below windows, will be 19" to the bottom of the pane. Mr. Calcagno indicated, by code, the windows had to be 18" above the floor.
- Door – The rough opening of 74" for the door is code and cannot be changed, according to Mr. Calcagno. He would have two doors; each would be 32" wide. R. Blackburn asked G. Smith the code requirements on the front door. G. Smith stated the code reads; if it's an accessible door, which this particular door wont be since the accessible door will be in the rear, usually it's 32" from jam to jam. Minimal in an egress or access is 28". G. Smith would like to see a 32" door, which would satisfy any future code requirements. Original building had double doors. Mr. Calcagno suggested if a handicap access is on the back or side of the building, then it might be possible to have two 28" doors in the front of the building. Mr. Calcagno said that would be a solution for making the building appear more balanced.
- Front Building Profile – Mr. Calcagno noted that the siding goes beyond building sides and the pitch can be adjusted as well as the height. He stated the height of the building is approximately 12" higher than original building. K. Neilson noted that the roof pitch was raised up and the angle was lost. Mr. Calcagno said the architect designed the trust for a metal roof, changing the pitch from the original. Changing the height of the window from 72" to 90" brings the top up more,

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resulting in a steeper angle, according to Mr. Calcagno. He explained the areas of the building that would contain glass vs wood. R. Blackburn noted that the measurement from the floor to the bottom of the floor joist measures 11 feet, another 16 inches for floor joist and  $\frac{3}{4}$ " of flooring on top of the joist, which means the window is 6" above the floor. Since the glass will be tempered, 6" above the floor, by code is acceptable. The original building floor joist was much less, probably 2" x 8". This change in joist size, by code, will result in a bigger band on the front of the building.

G. Smith pointed out that this is new construction, does not fall under the same criterion of existing construction or an existing building would fall under. From the code: new construction shall be compatible with existing architecture.

Mr. Calcagno said he would go back to the Architect and have him update the changes as they are now, show with/without railings, and include a 3-D dimensional drawing from a top view (foot print). Mr. Calcagno indicated that this building wouldn't be identical to the original but as similar as possible and according to code.

R. Dawkins asked if the grain side of the siding was approved by the board before being installed. The Hardie board siding matching the Dutch Inn was approved by the Commission. However, the grain side was used on Mr. Calcagno's building. Mr. Calcagno stated he would use the plain side of the board for the front. Although the commission approved this type of siding, the visible side of the board to be used was not mentioned. R. Blackburn suggested if Mr. Calcagno wanted to elect to pull off and put them back up again the HPC would be very pleased. Mr. Calcagno stated he would take care of the right side completely when constructing the new building on that side. Mr. Calcagno mentioned that windows and doors are still needed on both sides of the building and it might be a cost effective time to change the siding out.

It was suggested by the HPC members that on future site visits it would be helpful to the board if G. Smith would attend.

### **Summary of Findings and Decision**

Mr. Calcagno did not provide new renderings, with measurements for the doors, windows and decking as previously requested. All HPC members stressed the importance of drawing/site elevation with measurements in order for the project to move forward. No decisions were made tonight, the HPC awaits new drawings.

NEW BUSINESS

**41 Albany Avenue/Sandra Fels-Barton, Theodore Fels/Fence/43.16-1-32**

### **Application**

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Theodore Fels of 41 Albany Avenue submitted an application, dated 4/28/2014, for a fence. Sandra Fels-Barton will submit a \$10 application fee to the Village Hall on Monday, May 19, 2014.

### **Review**

Ms. Fels-Barton presented the HPC with plans to install a wood picket fence extending from the rear southwest corner of house to the existing fence along the access road. Fence set back at 53 feet, to consist of three 42" x 8' pressure treated panels of pine with gothic style fence panel design and 4 x 4 posts. Ms. Fels-Barton stated that she plans on putting a small 3' wire fence behind the house for the dog, not visible from the road.

### **Summary of Findings and Decision**

R. Blackburn made the motion to approve the application for a fence, as submitted by T. Fels/S. Fels-Barton. The fence meets the criteria under Chapter 75-7B(1), 75-7B(3), 75-7C(1), and 75-7C(4); seconded by K. Neilson, all in favor.

### **OTHER MATTERS**

War Monument/Village Green - It was discovered that electrical service had been installed next to the war monument, a service panel, to provide power for events to be held in the Village Square. This installation was completed without the knowledge of the HPC. Discussion of the type of wire used, voltage drops and suggestions of a "better way" ensued. Since this is a new structure/feature in the historic district, approval is needed by the HPC. A letter needs to be sent to the Village Board, per R. Piwonka.

Church Street house - G. Smith is in the process of writing violations, black mold in house. Bank is unable to foreclose at this time. Owner does not want to maintain.

Motion to adjourn: K. Neilson, Seconded; R. Blackburn, all in favor.  
8:25 pm

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Jacqueline Bujanow